



## COMMUNITY CENTER COMMITTEE

January 27, 2009

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### MINUTES

#### I. CALL TO ORDER

Chair Rich Wagner called the meeting to order at 9:00 a.m. at the Veterans Memorial Building located at 405 E Street NE, Auburn, WA 98002. Committee members present were: Chair Rich Wagner, Vice Chair Lynn Norman, and Member Sue Singer. Staff members present included: Mayor Pete Lewis, Director of Human Resources/Risk & Property Management Brenda Heineman, Project/Construction Manager Steven Burke, Cultural Arts Manager Laurie Rose, Recreation Manager Brian Petty, Facilities Manager Lisa Torres, Parks, Arts and Recreation Director Daryl Faber, Network Communications Engineer Colin Schmalz, Finance Director Shelley Coleman, and Human Resources Assistant Cheryl Abner.

Also in attendance were:

Ron Harpel, BLRB  
Tom Bates, BLRB  
Greg Lee, BLRB  
Virginia Paquette, Public Art  
Shelley Puariea, Boys & Girls Club  
Sharon Sandwith, Global Industries  
Kimberlee Saidoo, Eaton Group  
Carol Taylor, Eaton Group

No audience members in attendance.

#### II. APPROVAL OF MINUTES

- A. Member Singer made a motion to approve the minutes from the November 19, 2008 meeting as submitted; Vice Chair Norman seconded.

Minutes approved unanimously 3-0.

#### III. DISCUSSION

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Design and Budget Update

- Ron Harpel of BLRB distributed handouts outlining project budget analysis for the Community Center and a detailed analysis received from the Cost Estimator. One more cost analysis will be done before the project goes to bid. No significant changes have been made to the Activity Center. The numbers have stayed the same although the contingency came down.

Ron Harpel showed slides of the Community Center and Activity Center showing renderings of changes made in the metal panels to see how they can be brought in and changed in color. CMU (Concrete Masonry Units) material is being used and different textures including terra cotta. The Committee expressed concern regarding the metal panels used on the exterior wall surface of the Community Center. They are not satisfied with the color of the exterior panels and want to see a more softening look. Decision for color will be made by the Committee after bids are open.

Alternate Bids

- There were a couple of changes in the overall budget sheet. BLRB is still acknowledging the bid for demolition of the YMCA which is part of the overall cost. Also acknowledging when they can find out what the storm development costs are. FF&E (furniture, fixture & equipment) number has reduced. The number was \$293,000 and is now \$158,714 which represents a savings that Director Heineman and Facilities Supervisor Lisa Torres have coordinated over the last two weeks.

An estimate from the cabinet maker for the friendship carts came in at roughly \$3,400 per cart. The Committee wants to renegotiate the cost of the carts. They feel the cost is \$1,000 over expected cost. Lisa Torres will renegotiate the cost of the carts and seek out other bids.

- Artist Presentation

Public Artist Virginia Paquette presented a model of the Community Center and artwork showing the two rivers coming together - the Green River represented by the float glass. Two of the cherry trees on 12<sup>th</sup> Street are going to be taken down for construction. They will be used in vertical slab into a collage of wood that represents the flow of the White River. Virginia is to get cut up drawings to Project Manager Steve Burke on how to cut the wood. BLRB requested details from Virginia's glass engineer. They will also need a submittal related to artwork that goes in for plan review within the next two weeks.

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- Bid Strategy

The question was raised, "Does it cost the City more by bidding the Community Center and Activity Center together now vs. just doing the Community Center, recognizing that the Activity Center may have to be re-bid later if construction is delayed?" The City's contract with BLRB has both projects in it. Tom Bates of BLRB will put documents together on bid day and ask the contractors to give us a price to build the Community Center, a price to build the Activity Center and a price to build both together. Mayor Lewis asked the Committee if it does not cost the City any additional money, is there any objection in going forward doing this? The Committee wants to go forward.

- Gym Design

Ron Harpel said there is no change in design. They have been asked to look at reducing the amount of metal panels. Less metal panels will be used on the corners of the building. The alternate bid is to have a climbing wall on the building. Another field trip will be set up to look at more bamboo floors for the gathering room at the Community Center.

- Boys & Girls Club Partnership Status

Mark Pursley is no longer with the Boys & Girls Club. Executive Director Shelley Puariea of the Boys & Girls Club of Auburn and Federal Way attended the meeting and introduced herself to the Committee. Director Puariea discussed wanting to start up a two year campaign to get some visibility in the Auburn community, using the PARB (Parks, Arts & Recreation Building) for a game room, music study assistance and other activities. There is a larger need in Auburn and they want to move into Auburn and run a larger site. They have reached an agreement with the Auburn School District to offer childcare at school sites. They do not have plans to offer daycare at the Activity Center; however it might be used as a transportation focal point for the school daycare. She and Director Daryl Faber went over some timelines that will be about 18 months between when this could all happen if everything came through in bids. The \$800,000 is still in the CTED Grant (Community Trade & Economic Development) process; however the grant money can only be used for the gymnasium.

- Confirm Schedule

Ron Harpel said there is no change. The plan specs are in for plan review. He is expecting comments in the next two weeks. He wants to take those

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plan review comments and get them into our documents and get out to bid. Ron is targeting to advertise and have plans available to bid by the end of February.

- Review Selected Bid Documents

Ron Harpel said the bid documents were based on the previous discussion on how to package the bid.

- Furniture and Fixtures

Sharon Sandwith of Global Industries and Carol Taylor of Eaton Group have teamed with BLRB and Lisa Torres to work on office specifications for furniture and fixtures for the Community Center and Activity Center. They gave a presentation on their products and costs. A field trip to tour their facilities will be scheduled to look at the products.

- LEED

Ron Harpel reported that we are well within the silver range. We are now at 41 points, however, these points could be lower after going through the process with the US Green Building Council. Application for the \$80,000 Kreski Grant will be submitted next week.

There are no written policies for green housekeeping. Lisa Torres said we are already following those standards but will need something in writing. Lisa is to write a policy for the City.

- How Commissioning Will Work

Steve Burke explained to the Committee how commissioning works. He stated that commissioning is where the owner (City of Auburn) contracts with an independent third party engineer to verify most of the mechanical and electrical systems in the building, and to make sure you are getting what meets your needs. We currently have a commissioning agent under contract now who is very experienced with LEED projects.

- Wrap Up and Review of Schedule

It was proposed that we have another meeting during the bid phase. The Committee will meet again the last week of March. A field trip will be scheduled for a tour of Eaton Group and Global Industries.

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Interior finishes will be discussed in detail at the March meeting.

**IV. ADJOURNMENT**

There being no further business, the meeting adjourned at 12:00 p.m.

APPROVED THE \_\_\_\_\_ DAY OF MARCH, 2009.

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Rich Wagner, Chair

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Cheryl Abner, Secretary